

FOR SALE

2275 NORTH READING ROAD

DENVER, PENNSYLVANIA



U.S. COMMERCIAL REALTY

+1 717 735 6000

1650 Crooked Oak Dr, Suite 310
Lancaster, PA 17601

DANIEL BERGER, JR, CCIM, SIOR

danjr@uscommercialrealty.net

www.uscommercialrealty.net

THE OPPORTUNITY

We are pleased to present the opportunity to acquire the fee simple interest in a 37,712-square foot, single-tenant facility leased on a net basis to FleetPride Inc., a leading national provider of heavy-duty truck and trailer parts and service, with the landlord responsible only for roof and structure through the lease term ending in October 2028. For investors, this offers durable income from an established operator whose business model directly depends on convenient highway access, ample truck circulation, and specialized service infrastructure at this location.

Positioned on an 8.5-acre site at 2275 N Reading Road (Route 272) in East Cocalico Township, the property sits roughly 2,000 feet from the entrance to the Pennsylvania Turnpike, giving FleetPride immediate access to a major regional freight corridor serving Lancaster, Reading, and the broader Central Pennsylvania market. This combination of highway frontage, quick on/off Turnpike access, and strong visibility along a key commercial route supports the site's role as a mission-critical node in the tenant's service and distribution network, reinforcing the likelihood of continued occupancy.

Constructed in 2019 and designed specifically for heavy-duty truck service, the facility offers multiple full-length drive-through bays, abundant 14' x 14' drive-in doors, and on-site capacity for over 100 cars plus dedicated truck and trailer parking, allowing FleetPride to handle high service volumes and staged equipment efficiently. Features such as heated shop and lobby floors, dedicated fiber optic connectivity, a natural gas backup generator, integrated security systems, and an additional approximately 3,750-square foot storage building with drive-in access further enhance day-to-day operations, while the overall bay configuration, clear heights, outside storage flexibility, and extra building area position the asset to appeal to a broad range of future transportation, service, and light industrial users in the event of tenant rollover.



HIGHLIGHTS

- Net-leased to FleetPride, a leading national heavy-duty truck and trailer parts and service provider.
- Landlord responsibilities limited to roof and structure; lease term through October 2028.
- 33,962 SF purpose-built truck service facility plus 3,750 SF supplemental storage building.
- 8.5-acre site on Route 272, approx. 2,000 feet from the PA Turnpike (Lancaster) interchange.
- Approximately 4 acres of paved surface providing parking for trucks, trailers & 100+ vehicles
- Multiple full-length drive-through bays and numerous oversized 14' x 14' drive-in doors.
- Modern 2019 construction with heated shop/lobby floors, dedicated fiber optic service, and 20 kW backup generator.
- Highly re-tenantable configuration for transportation, service, and light industrial users.

 **OFFERING PRICE**
\$7,950,000

 **CAP RATE**
5.09%

ALSO INCLUDED IN SALE

- 52' Blackhawk power cage frame rack with towers and complete hydraulics
- (4) 44' Hunter alignment racks with turntables, bending beams and related equipment
- Complete air system with (2) independent Champion screw compressors with refrigerated dryers
- Complete lube system with bulk tanks, hose reels hanging from ceiling and service pit
- U-bolt bender and all dies





LEASE SUMMARY

Tenant	FleetPride, Inc.
Lease Type	Net
Leased Area	Approx. 37,712 SF
Lease Commencement	November 1, 2021
Lease Expiration	October 31, 2028
Renewal Option(s)	One (1) 5-year
Rent Increases	Annually
Landlord Responsibilities	Roof, structure and parking areas

RENT SCHEDULE

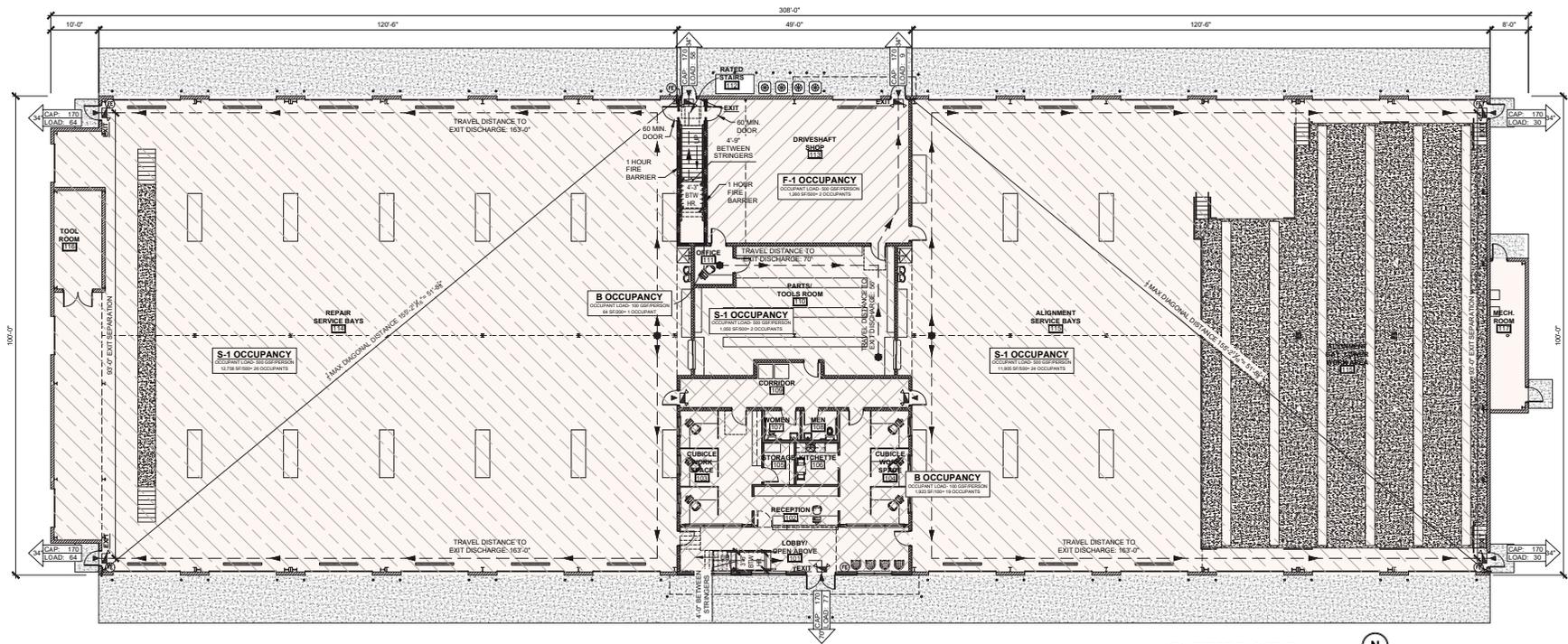
Start Date	End Date	Term	Annual Rent
11/1/2025	10/31/2026	Base Term	\$405,183
11/1/2026	10/31/2027	Base Term	\$417,339
11/1/2027	10/31/2028	Base Term	\$429,859
11/1/2028	10/31/2033	Option	FMV

FleetPride, Inc. is the nation's largest independent distributor of heavy-duty truck and trailer parts and service, supporting commercial fleets through a large network of branch, service, and distribution locations across the United States. Headquartered in Irving, Texas, the company focuses on mission-critical aftermarket parts, repair, and maintenance solutions that keep trucks on the road and freight moving efficiently.

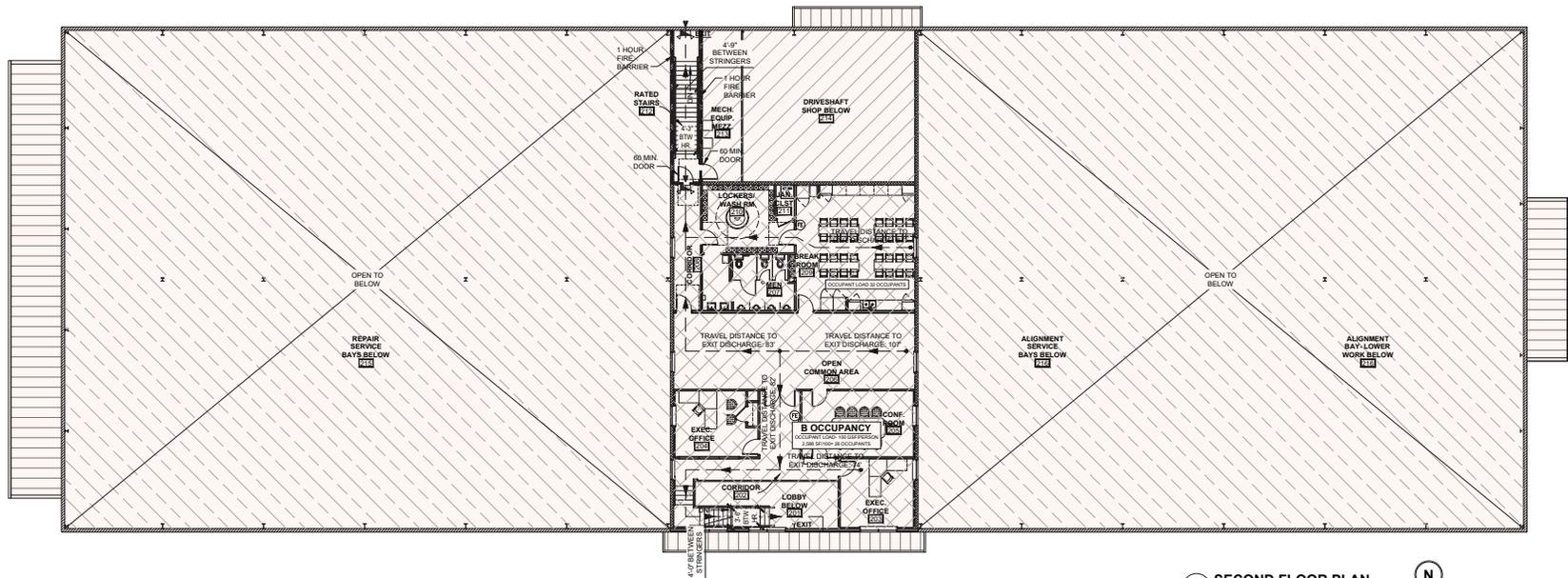
PROPERTY OVERVIEW

Address	2275 N. Reading Rd Denver, PA 17517
Municipality	East Cocalico Twp Lancaster County
Parcel ID	080-04890-0-0000
Real Estate Taxes	\$40,119 (2025-2026)
Zoning	(C-1) General Commercial
Land Area	8.50 Acres
Building Area	33,962 SF + 3,750 SF
Parking	Approx. 4 acres of paved surface 100+ vehicles spaces
Year Built	2019
Construction	Masonry/Metal
Clear Height	20' (25' to the deck)
Loading Doors	(27) Grade-level doors
Roof	Metal
HVAC	Gas-fired heat pumps with Central AC;
Power	1,150 Amps, 277/480 volts 3 Phase; gas-fired 20KW back- up generator
Sprinklers	Wet

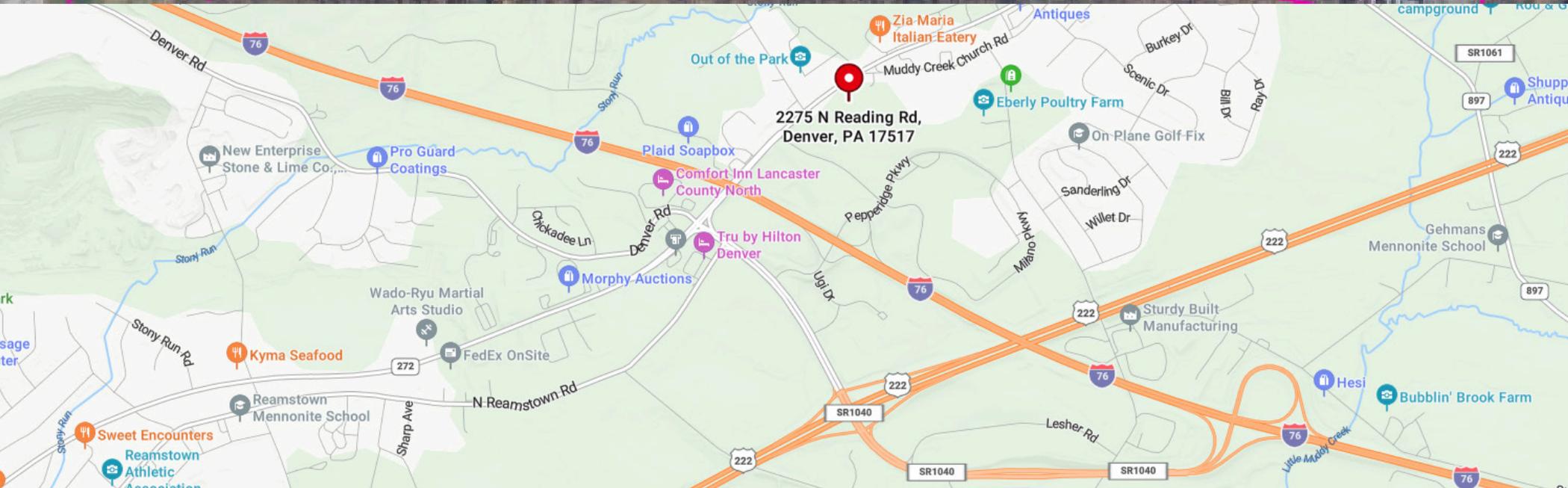




1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" APPROX. 30,125 SF

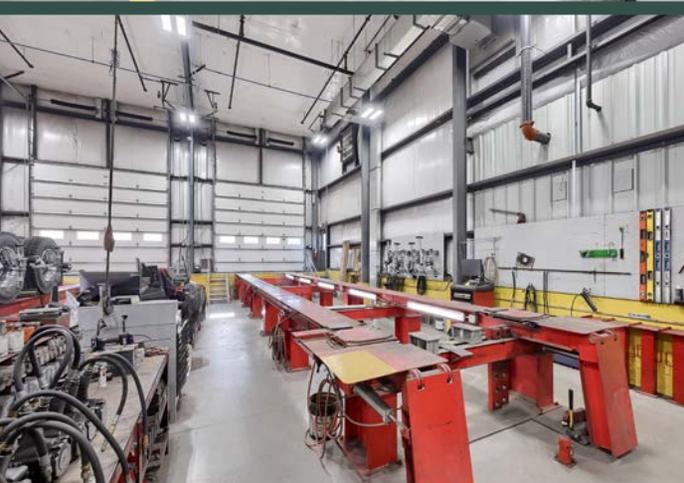


2 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0" APPROX. 3,837 SF



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OUTSTANDING ACCESS TO WORKFORCE & TRANSPORTATION ROUTES

MAJOR CITIES

Harrisburg	54 minutes
Allentown	1 hour 8 minutes
Philadelphia	1 hour 23 minutes
Baltimore	1 hour 37 minutes
Washington D.C.	2 hours 42 minutes
New York City	2 hours 43 minutes

30/60 MINUTE DRIVE TIME



Median Household
Income

**\$79,961/
\$93,356**



Population

**671,950/
3,147,991**



Workforce

**337,724/
1,647,902**



Blue Collar

**90,941/
330,867**



Transportation
& Warehousing

**15,321/
74,968**

**2275 N Reading Rd,
Denver, PA 17517**

Disclaimer

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